

VICINITY MAP
SCALE 1"=1000'



NOTES:

1. Lot 1 and Lot 2 are a subdivision of the lands previously owned by Ernestine W. Jensen and resolved by her from two deeds; Liber 253 folio 348 and by Willa Liber 21 folio 17 recorded among the Land Records of Washington County, Maryland. They are currently recorded in Liber 1499 folio 785 and owned by Eugene S. Albert, Jr. and Ronnie E. Kline.
2. The purpose of this subdivision is to put on record a subdivision completed by surveyor Melvin O. Gladhill (deceased) said subdivision having never been recorded.
3. City Unique L.D. Number prior to Subdivision is 049-07-084.
4. Parcels are zoned R-2, Residential.
5. Property is all of Lot 94 of Harris' Addition to Wayside to Hagerstown, Liber 80 folio 708.
6. A 15' wide sanitary sewer easement is hereby established 7.5' on each side of the centerline of the existing sanitary sewer lateral to benefit the owners of Lot 1 and Lot 2 and their heirs and assigns. Said easement is for the repair and maintenance of the common sanitary sewer line. Said easement follows the same conditions as the "Additional Owners Statement."

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Hagerstown Planning Commission and that the monuments have been placed as shown to the specifications of the Hagerstown Subdivision Ordinance.

Date MARCH 15, 2002 Frederick M. Frederick
Professional Land Surveyor

DECLARATION OF INTENT OF SUBDIVISION

I hereby certify that the intent of this Resubdivision Plat shown hereon is for conveyance of an existing structure for residential purposes only and not for development of the same. Any plans for development of this land will be submitted to the Planning Commission in accordance with the rules and regulations of the City of Hagerstown.

Owner Eugene S. Albert, Jr.
Owner Ronnie E. Kline

CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEM

I hereby certify that the water supply and sewerage disposal utility systems installed, or proposed for installation, in the subdivision plat entitled Jensen Subdivision, Wayside Avenue fully meets the requirements of the Maryland State Health Department, and are hereby approved as shown.

Date 19 Nov 02 Walter H. Smith
County Health Officer

ADDITIONAL OWNERS' STATEMENT

The undersigned grant to the City of Hagerstown, Maryland (hereinafter called the City) a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, altering, and removing electric and communication lines including all necessary poles, wires, anchors, cables, conduits, meters, and other facilities over, under, upon, and along either or both parcels; together with the perpetual right of ingress and egress of all times over either or both parcels, for pedestrian, vehicle, and equipment traffic to and from said facilities.

Said electric and communication lines may be located as follows:

- 1) Facilities may be located as indicated on the Plat.
- 2) Facilities may also be located along, in, and adjacent to public dedicated roadways, streets, alleys, and similar reservations. Wires may be strung between any poles; and anchors, where necessary, may be placed not more than fifteen (15) feet inside of boundary lines of lots.
- 3) Service lines may also be extended by the most direct practical route to any buildings on the herein described property or properties adjacent thereto.

The City shall have the right to permit the joint occupancy and installation of wires, cables, conduits, or other facilities of any company or persons.

The City shall have the right at all times to cut, trim, remove, or by any other means clear and keep clear trees, shrubs, fences, structures, or any other obstructions over, under, and alongside the City's facilities sufficiently for the safe and proper operation, maintenance and use thereof.

Trees, structures, buildings, and other obstructions shall not be placed under or over said facilities, and adequate horizontal clearances, with a five (5) foot minimum, must be maintained. Gardens, shrubbery, and the usual fences may be placed below OVERHEAD SERVICE LINES, provided such obstructions do not interfere with the safe and proper operation and maintenance of the City's facilities.

It is agreed that electric service may be supplied to the premises in the same manner as if the property had remained undivided. It is further agreed as follows:

- 1) The City shall have the right to supply electric service to both parcels from a SINGLE point of attachment of an electric service line to the premises. The location of said attachment point shall be at the City's discretion (and may be relocated from time to time).
- 2) Easements are granted for the installation, operation, maintenance, and replacement of all electric service-entrance wires, cables, and other facilities required for each parcel to take service from said attachment point; together with the right of access of all times to such facilities, over either or both parcels. Said service-entrance facilities shall be installed and maintained in a safe, neat, and workmanlike manner on and along the exterior surface of the premises.
- 3) The Owner of each parcel shall be responsible for installing, owning, maintaining, repairing, and replacing any service-entrance facilities (regardless of location) serving his parcel. Each Owner shall be responsible for relocating or changing his service-entrance facilities to accommodate any addition, enclosure, or any other alteration to the premises; or any relocation of said attachment point.
- 4) The Owner of the parcel in which said attachment point is located shall keep his premises at all times suitable for the attachment of the City's service line at the designated location; and for the installation, operation, and maintenance of the other Owners' service-entrance facilities.
- 5) Each Owner will allow the City and other Owners the quiet and peaceable enjoyment of the easement rights and privileges set forth herein.

The provisions hereof inure to the benefit of and bind the successors, heirs, licensees, and/or assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Owner Eugene S. Albert, Jr.
Owner Ronnie E. Kline

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) Eugene S. Albert, Jr. and Ronnie E. Kline do hereby certify that I (we) are the legal and true owner(s) of the property shown and described hereon and that I (we) adopt the Plan of Subdivision and establish the minimum building restriction lines.

I (We) do hereby dedicate all utility easements and drainage areas unto the Mayor and City Council of Hagerstown, Maryland, and reserve the fee simple title to all rights-of-way, streets, alleys, open spaces and other public sites.

I (We) do hereby offer to dedicate said areas and public utility systems therein to the Mayor and City Council of Hagerstown, Maryland, for the use of public in general. Said offer shall not be deemed to be accepted by the City until said offer is formally accepted in the manner prescribed by law.

This deed and agreement of dedication shall be binding upon my (our) grantees, assigns, successors, heirs, and personal representatives and all parties and interests have hereunto affixed their signatures indicating their assent to this Plan of Subdivision.

Witness our hands and seals this 15 day of March, 2002.

Witness Eugene S. Albert, Jr.
Ronnie E. Kline
Owner(s)

State of Maryland, Washington County, to wit:

I hereby certify, that on this 15 day of March, 2002, before me, a Notary Public in and for the State and County aforesaid, personally appeared Eugene S. Albert, Jr. and Ronnie E. Kline, known to be the person(s) whose name(s) is/are signed to the within instrument, and who acknowledge that they are the same for the purpose therein contained.

Witness my hand and official Notarial Seal this 15 day of March, 2002.

Nikki S. Eichelberger
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2004

ADDITIONAL OWNER'S STATEMENT

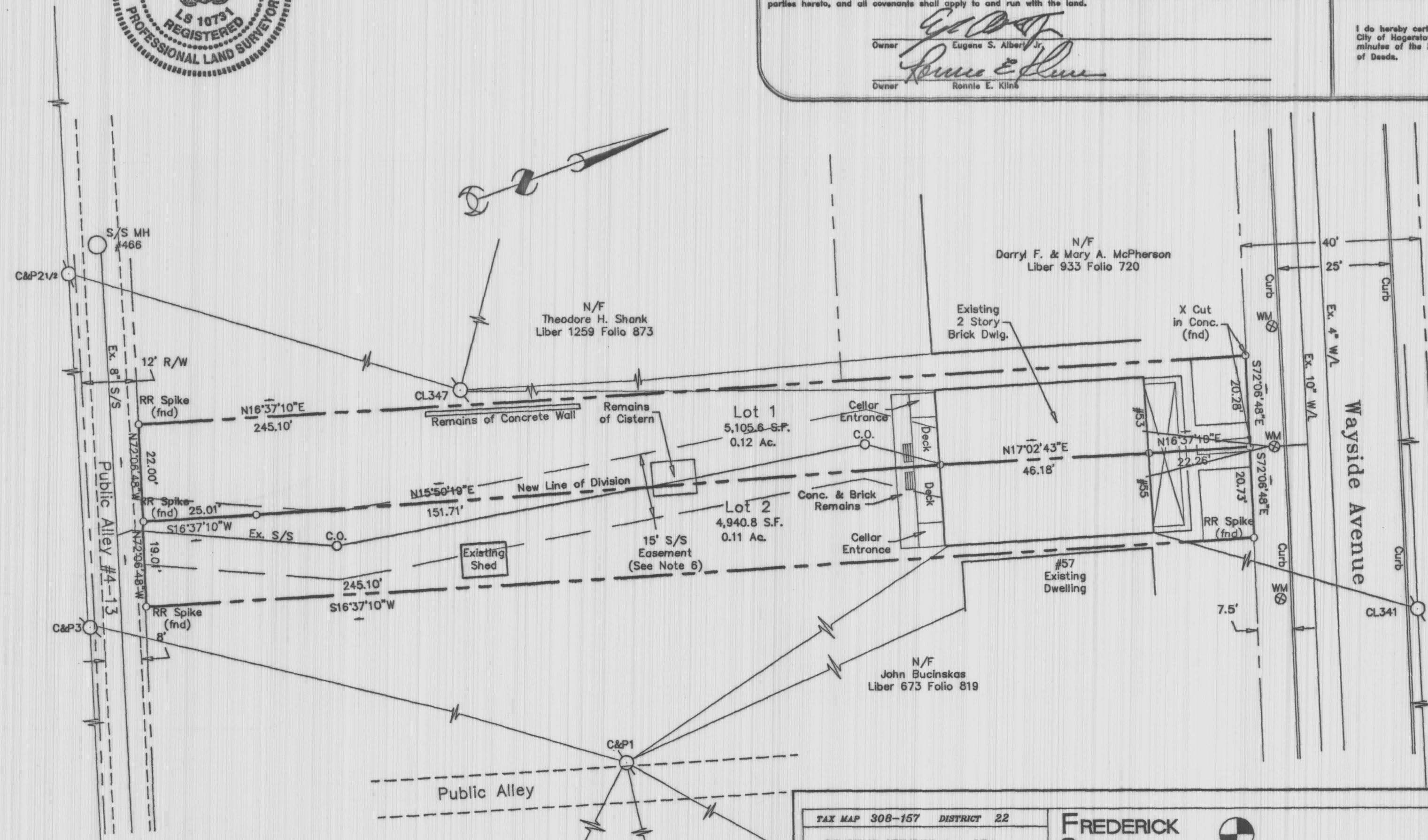
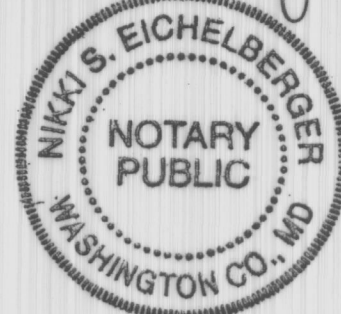
The respective owners of Lot 1 and Lot 2 shall be jointly and severally liable and responsible for any and all expenses incurred in the operation and maintenance of common building sewers and/or any other utilities now in common use. It is further agreed that this shall be considered and construed as a covenant running with the land so long as the joint sewer lateral is in use. In addition, the owner(s) of Lot 1 and Lot 2 may be required to install a cleanout on the building space at the curb line of their own expense.

Eugene S. Albert, Jr.
Ronnie E. Kline
Owner(s)

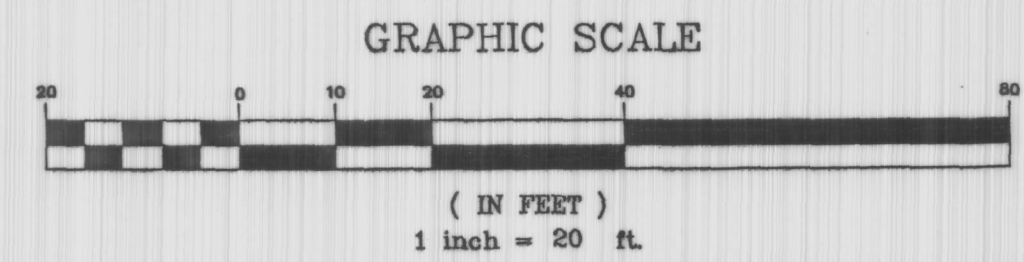
CERTIFICATE OF APPROVAL

I do hereby certify that the Plan of Subdivision shown hereon complies with the Subdivision Ordinance for the City of Hagerstown, Maryland, with the exception of such variances, if any, as noted on this Plat and in the minutes of the Hagerstown Planning Commission, and is approved for recording in the Office of the Register of Deeds.

Megan E. Sidney 11/20/02
Planning Commission



Owner:
Eugene Albert, et. al.
c/o Eugene Albert
370 Virginia Avenue
Hagerstown, MD 21740



TAX MAP 308-157 DISTRICT 22
DRAWING NUMBER 1 OF 1
DRAWN BY: JLA DATE: 3-13-02
CHECKED BY: DATE:
SCALE: 1" = 20'

FREDERICK SEIBERT & ASSOCIATES, INC. ©2000
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-7478 (717) 587-1007 FAX (301) 739-4858

**Resubdivision of Lot 94
Harris' Addition**
for
Eugene Albert
situate along the South side of Wayside Avenue
WASHINGTON COUNTY, MARYLAND

PLAT FEE-4
RECORDING FEE
TOTAL
Rept # 817
DJH 38 314 4 38
Nov 21, 2002 6:34 PM

PLAT NO 7081
DATE NOV 21 2002
WASHINGTON COUNTY

JOB NUMBER: 4287

MSA SS4 1255-6422 76353